COMM AT INTERS OF N LINE OF
SEC & W R/W CR-131, RUN S
56.80 FT, CONT SW ALONG W R/W

TICE JOSEPH A
2960 SW TUSTENUGGEE AV
LAKE CITY, FL 32025

2027

32-4S-17-08925-004

BUILDING CHARACTERISTICS

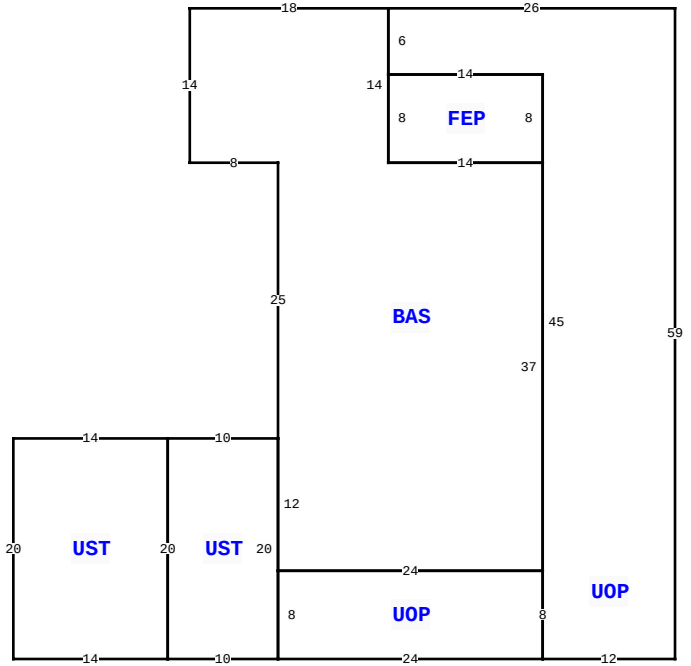
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	69,721
FEP	112	80		90	5,504
UOP	192	20		38	2,324
UOP	792	20		158	9,663
UST	200	45		90	5,504
UST	280	45		126	7,706
TOTALS	2,716			1,642	100,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	85.5360	94.09	154,496	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1140 HX Base Yr 2000



2960 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	15	13	195.00	UT	0.63	0.63	100	0	0	3	100	122	
2	0296	SHED METAL	0	100	15	19	285.00	UT	1.75	1.75	100	0	0	3	100	499	
3	0294	SHED WOOD/	0	100	23	34	782.00	UT	0.30	0.30	100	0	0	3	100	235	
4	0294	SHED WOOD/	0	100	10	23	230.00	UT	0.75	0.75	100	0	0	3	100	173	
5	0031	BARN,MT AE	0	100	19	20	380.00	UT	0.75	0.75	100	0	0	3	100	285	
6	0040	BARN,POLE	0	100	19	23	437.00	UT	0.45	0.45	100	0	0	3	100	197	
7	0021	BARN,FR AE	0	100	20	29	580.00	UT	0.45	0.45	100	0	0	3	100	261	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,422
TOTAL MARKET OB/XF VALUE		1,772
TOTAL LAND VALUE - MARKET		172,700
TOTAL MARKET VALUE		117,310
SOH/AGL Deduction		54,669
ASSESSED VALUE		62,641
TOTAL EXEMPTION VALUE	HX HB DX	42,641
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		274,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S14 E8 S25 UST= W10 UST= W14 S20 E14 N20$ S20 E10 N20$ S12 UOP= S8 E24N8 W24$ E24 UOP= S8 E12 N59 W26 S6 E14 S45$ N37 FEP= N8 W14 S8 E14 $ W14 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,772

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.70	AC		1.00	1.00	1.00	280.00	280.00	4,116							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	161,700							

REVIEW DATE 07/10/2017 BY DF Total Acres: 15.70 Total Land Value: 15,116 Market: 161,700 Agricultural: 4,116 Common: 11,000 PRINTED 11/17/2026 BY SYS